



City of Seattle
Seattle Department of Construction and Inspections
Applicant Services

CHARLIE SHUGART
18 DRAVUS ST SUITE 100
SEATTLE, WA 98109

Re: Project #3030684-LU

Correction Notice #1

Review Type MANDATORY HOUSING AFFORDABILITY
Project Address 4311 7TH AVE NE
SEATTLE, WA 98105
Contact Email CHARLIE@SHUGARTARCHITECTURE.COM
SDCI Reviewer Naomi Mason
Reviewer Phone (206) 684-0711
Reviewer Fax
Reviewer Email naomi.Mason@seattle.gov
Owner Chris Keadle
Corrections also apply to Project(s)

Date April 01, 2019
Contact Phone (206) 405-2532

Address Seattle Department of Construction and
Inspections
700 Fifth Ave
Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Applicant Instructions

Please click on the following link to learn "[How to Respond to a SDCI Correction Notice](#)". If the 3-step process outlined in this document is not followed, there may be a delay in permit issuance and there is a potential for penalty fees.

For instructions on **uploading corrected plans through your portal**, follow this link: [How to Upload a Document to an Existing Permit](#)

Note that you will not be able to upload corrected plans until all reviews are completed and the project's status is "Corrections Required".

Codes Reviewed

This project has been reviewed for conformance with the applicable development standards of the Land Use Code.

Corrections

1. Mandatory Housing Affordability.

Per SMC 23.45.502.C, your project is subject to the Mandatory Housing Affordability (MHA) chapter in the Land Use Code SMC 23.58C (for residential and live-work development). Please provide documentation in the plan set showing how the project will address the affordable housing requirements using either the payment or performance options. This includes, but is not limited to, summary tables showing the calculation of payment or performance amounts, submittal of a draft housing agreement (if required), and documentation on the floor plans of any performance MHA units (if required). Please see [TIP 257](#) for more information for how to display the MHA calculations and requirements in the plans. If the performance option is elected, a draft housing agreement is required prior to the issuance of the Master Use Permit. Please contact Stephanie Velasco (Stephanie.velasco@seattle.gov) to initiate the review process for the housing agreement and complete the OH review and approvals.

Please group all floor area diagrams, FAR, and MHA information together in the plans, in sequential sheets at the beginning of the plan set. This is required to ensure accuracy, facilitate reviews, and provide better transparency in permit plan records. The floor area diagrams should include all gross floor area in the project and indicate whether floor area is chargeable for the FAR calculation. If needed for the MHA calculation, the use should also be indicated on the floor area diagrams (commercial, residential, live-work, other non-residential)

2. Floor Area Diagrams.

Please provide one set of floor area diagrams that includes all gross floor area on the site (show all levels of the building). If an FAR diagram has been provided, please update and replace that diagram with the Floor Area Diagrams outlined in this correction. The floor area diagrams should be drawn on top of the proposed floor plans and be divided into dimensioned shapes to evaluate the floor area used in the FAR and MHA calculations. The floor area diagrams must include dimensions of the exterior frame of the structure as well as the interior dimensions used to calculate the area of each shape. Please include the following note on your floor area diagrams: *The gross floor area dimensions provided are measured from the interior face of the studs for the exterior walls.*

The diagrams and an accompanying table should show the following information for each dimensioned shape:

- a) USE - residential, live-work, commercial, other non-residential
- b) TYPE OF FLOOR AREA - chargeable or exempt from the FAR calculation
- c) MHA - whether the area is included in the MHA calculation (delineate MHA-C and MHA-R areas separately)

The different areas may be shown using unique hatch marks. Color may be added for ease of reading. Please note that parking areas should be designated as accessory to one of the proposed uses and shared/common areas must be prorated and designated to a particular use. This should be clearly shown in the floor area data table requested.